

A. REPORT TO THE HEARING EXAMINER

HEARING DATE: April 11, 2017

Project Name: Sunset's Edge Townhomes

Owner: Tottenham, LLC, 50 116th Ave SE, Ste 111, Bellevue, WA 98004

Applicant/Contact: Jacob Young, Citizen Design Collaborative, 46 Etruria Street, Suite 201, Seattle, WA 98109

File Number: LUA16-000864, ECF, PP, PPUD

Project Manager: Clark H. Close, Senior Planner

Project Summary: The applicant is requesting Preliminary Planned Urban Development and Preliminary Plat approvals for the construction of a 15 townhomes. The vacant 0.9 acre site is located in the Residential Multi-Family (RMF) zoning classification and the Residential High Density (RHD) land use designation. The subject site consists of three separate adjacent tax parcels located at 701-707 Sunset Blvd NE at the intersection of NE 7th St and Sunset Blvd N. The development would be comprised of 15 lots and 1 tract resulting in a net density of 17.5 du/ac. The proposed lots would range in size from 737 sf to 909 sf with an average lot size of 816 sf. Access to the site is proposed via single road at the midpoint of the development from Sunset Blvd NE. The PPUD would be used to vary development standards (such as lot size, building setbacks, impervious surface area, and building coverage), street standards, parking requirements, and refuse and recycling. The applicant has proposed enhanced open space, superior pedestrian and vehicular circulation, pedestrian amenities, guest parking, and landscaping as a public benefit. The eastern two-thirds of the site are relatively level. The western third of the site consists of a moderate to steep slopes. High erosion and high landslide hazards are also mapped in the area. The applicant has proposed to retain five (5) of the 16 significant trees onsite.

Project Location: 701-707 Sunset Blvd NE, Renton, WA 98056

Site Area: 0.90 acres



Project Location Map

B. EXHIBITS:

- Exhibits 1-16: As shown in the SEPA Environmental Review Report
- Exhibit 17 Staff Report to the Hearing Examiner
- Exhibit 18 Environmental "SEPA" Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 19 Updated – Architectural Site Plan (A1.1)
- Exhibit 20 Landscape Colored Display Map
- Exhibit 21 Updated – Generalized Utilities and Drainage Plan, Profiles and Site Section (C1-C2)
- Exhibit 22 Exterior Renderings (A1.11 and A1.12)
- Exhibit 23 Construction Phasing Plan
- Exhibit 24 Transportation Concurrency Memorandum: Bannwarth

C. GENERAL INFORMATION:

1. **Owner(s) of Record:** Tottenham, LLC, 50116th Ave SE, Ste 111, Bellevue, WA 98004
2. **Zoning Classification:** Residential Multi-Family (RMF)
3. **Comprehensive Plan Land Use Designation:** Residential High Density (RHD)
4. **Existing Site Use:** Vacant
5. **Critical Areas:** Geologically Hazardous Areas – High Erosion and High Landslide
6. **Neighborhood Characteristics:**
- a. **North:** *Single-family residential and multifamily residential uses zoned Residential Multi-family (RMF)*
- b. **East:** *Single-family residential uses zoned Residential-8 (R-8)*
- c. **South:** *Utility – Puget Sound Energy zoned Residential-8 (R-8)*
- d. **West:** *Utility – Puget Sound Energy zoned Residential-1 (R-1)*
7. **Site Area:** 0.90 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation (Dobson)	A-008-59	1795	10/07/1959

E. PUBLIC SERVICES:

1. **Existing Utilities**

- a. Water: Water service is provided by the City of Renton. The site is in the City of Renton service area in the 435 hydraulic pressure zone. There is an existing 12-inch water main located in Sunset Blvd NE. The site is located outside of an Aquifer Protection Area.
 - b. Sewer: Wastewater service is provided by the City of Renton. There is an existing 8-inch PVC gravity wastewater main located on the west side of parcel 311990-0011.
 - c. Surface/Storm Water: The existing property does not contain storm water facilities. There is an existing storm drainage system in opposite side of Sunset Blvd NE.
2. **Streets**: The subject property is abutting Sunset Blvd NE, a minor arterial with an existing right-of-way width of approximately 60-feet. The street contains no curb, gutter, planter strip, or sidewalk along the subject property frontage.
3. **Fire Protection**: Renton Fire Authority

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-070: Zoning Use Table – Uses Allowed in Zoning Designations
 - c. Section 4-2-110: Residential Development Standards
2. **Chapter 3 Environmental Regulations and Overlay Districts**
 - a. Section 4-3-050: Critical Area Regulations
 - b. Section 4-3-100: Urban Design Regulations
3. **Chapter 4 City-Wide Property Development Standards**
4. **Chapter 6 Streets and Utility Standards**
 - a. Section 4-6-060: Street Standards
5. **Chapter 7 Subdivision Regulations**
6. **Chapter 9 Permits – Specific**
 - a. Section 4-9-150 Planned Urban Development Regulations
7. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The applicant is requesting Preliminary Planned Urban Development (PPUD) and Preliminary Plat decisions for the subdivision of a 0.90 acre site into 15-lots and one (1) tract for the future construction of 15 townhomes.
2. The Planning Division of the City of Renton accepted the above master application for review on November 9, 2016 and determined the application complete on November 15, 2016. The application was placed on hold December 13, 2016 pending further information and corrections related to fire department access, site distance, access, and utilities. The applicant resubmitted documents and the application was taken off hold on February 2, 2017. The project complies with the 120-day review period.

3. The project site is three (3) parcels (APN's 311990-0005, 311990-0010 and 311990-0011) located at 701 Sunset Blvd NE.
4. The project site is currently vacant.
5. The property is located within the Residential High Density (RHD) Comprehensive Plan land use designation.
6. The site is located within the Residential Multi-Family (RMF) zoning classification and within Design District B.
7. There are 16 significant trees located on site of which the applicant is proposing to retain a total of five (5) significant trees.
8. The site is mapped with High Erosion and High Landslide Hazards.
9. Approximately 900 cubic yards of material would be cut on site and approximately 3,400 cubic yards of fill is proposed to be brought into the site.
10. The applicant is proposing to begin construction following permit approval and be completed by spring/summer 2018.
11. Access to the site is proposed via a private alley/woonerf style street with a single curb cut along Sunset Blvd NE.
12. The 15 proposed townhomes would be provided in four (4) buildings.
13. The townhome buildings are proposed as 3-story structures. The proposed building materials would be Hardie panel and vertical lap siding, stained cedar, aluminum panels, and blackened steel awnings.
14. The applicant proposes to provide active common open space on the northwest portion of the property consisting of children's play structure, picnic area, lawn area, and pedestrian pathway.
15. Vehicle parking is provided in private garages and one (1) surface parking space. Garage parking would be provided for 30 vehicles (two vehicles for each unit).
16. The following modifications to eligible development regulations have been requested by the applicant via the PPUD application:

RMC Code Citation	Required Standard	Requested Modification
RMC 4-2-110A Development Standards for Residential Zoning Designations – Minimum Lot Width	The minimum lot width of 25-feet for internal lots and 30-feet for corner lots is required for townhouse development in the RMF zone.	14 of the proposed lots contain widths of 16 feet and 20 feet.
RMC 4-2-110A Development Standards for Residential Zoning Designations – Minimum Lot Depth	The minimum lot depth of 50-feet is required for townhouse development in the RMF zone	Lot depths range from 24 feet to 48 feet.
RMC 4-2-110A Development Standards for Residential Zoning Designation – Maximum Building Coverage	70 percent	Each individual lot would exceed maximum building coverage, while the site as a whole would contain approximately 31 percent building coverage.
RMC 4-2-110A Development Standards for Residential Zoning	75 percent	Each individual lot would exceed maximum building coverage,

Designation – Maximum Impervious Surface Area		while the site as a whole would contain approximately 57 percent impervious surface area.
RMC 4-2-110A Development Standards for Residential Zoning Designations – Minimum Yards (Setbacks)	10-foot minimum front, 10-foot minimum rear, and 5-foot minimum unattached side yard. 15-foot minimum side and rear yards for lots abutting single-family residential zones.	Individual lots do not contain the required minimum setbacks. Instead the development as a whole (except for small portion of the front and rear yard) meets the minimum front, rear and sideyard setbacks.
RMC 4-4-080F.8. Parking Stall Types, Sizes, and Percentage Allowed/Required	Standard parking stall size of 9'x20'. Compact parking stalls of 8.5'x16' not to exceed 30-percent of the total number of spaces.	All parking provided onsite proposed at compact stall dimension.
RMC 4-4-080F.10. Number of Parking Spaces Required	A minimum and maximum of 1.6 per 3 bedroom or larger dwelling unit.	Applicant proposes to provide two (2) spaces per dwelling unit and one (1) surface parking space.
RMC 4-4-090D. Refuse and Recycling: Multi-family Developments – Additional Requirements for Deposit and Collection Areas.	A minimum of one (1) centralized refuse and recyclables deposit area for every 30 dwelling units.	Individual collection area in each private garage.
RMC 4-6-060F.2 Minimum Design Standards for Public Streets and Alleys.	Public Limited Residential Access street with 45-foot ROW width and Residential alleys with 16-foot ROW width.	Internal street as private alley within tract. Private alley designed as woonerf or living street with shared vehicle and pedestrian space. Woonerf includes pavers, plaza area, and planters.

17. As of the date of this report, no public or agency comments have been received regarding the application.
18. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on February 27, 2017 the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Sunset's Edge Townhome proposal (*Exhibit 18*). The DNS-M included two (2) mitigation measures. A 14-day appeal period commenced on March 3, 2017 and ended on March 17, 2017. No appeals of the threshold determination were filed.
19. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measures with the Determination of Non-Significance – Mitigated:
 1. Project construction shall be required to comply with the recommendation found in the Geotechnical Engineering Report completed by E3RA, Inc. (dated April 16, 2015) or updated report submitted at later date.
 2. The applicant shall apply for a Critical Areas Variance, from RMC 4-3-050 *Critical Areas Regulations*, in order to encroach into the protected critical slope or apply for a modification to alter the

geologically hazardous critical area in accordance with RMC 4-3-050J, prior to civil construction permit approval.

20. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
21. **Comprehensive Plan Compliance:** The site is designated Residential High Density (RHD) on the City's Comprehensive Plan Map. RHD unit types are designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, have close access to transit service, and efficiently use urban services and infrastructure. Lands designated RHD is where projects will be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density uses. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-2: Support compact urban development to improve health outcomes, support transit use, maximize land use efficiency, and maximize public investment in infrastructure and services.
✓	Goal L-H: Plan for high-quality residential growth that supports transit by providing urban densities, promotes efficient land utilization, promotes good health and physical activity, builds social connections, and creates stable neighborhoods by incorporating both built amenities and natural features.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-51: Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.
✓	Policy L-52: Include human-scale features such as pedestrian pathways, quality landscaping, and public spaces that have discernible edges, entries, and borders to create a distinctive sense of place in neighborhoods, commercial areas, and centers.
✓	Policy L-53: Orient buildings in developments toward the street or a common area, rather than toward parking lots.
✓	Policy L-57: Complement the built environment with landscaping using native, naturalized, and ornamental plantings that are appropriate for the situation and circumstance and which provide for respite, recreation, and sun/shade.

22. **Zoning Development Standard Compliance:** The RMF Zone provides suitable environments for multi-family dwellings. It is further intended to conditionally allow uses that are compatible with and support a multi-family environment. The RMF allows for the development of both infill parcels in existing multi-family districts with compatible projects and other multi-family development. Densities range from ten (10) to twenty (20) du/acre with opportunities for bonuses up to twenty five (25) dwelling units per net acre. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	RMF Zone Develop Standards and Analysis			
✓	<p>Density: There is no minimum density requirement for townhouse development in the RMF zone. The minimum density required for other attached dwelling units is 10 dwelling units per net acre. The maximum density permitted is 20 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment:</i> Following the deduction of frontage dedication along Sunset Blvd. NE, the 15 proposed dwelling units will result in a density calculation of 17.5 dwelling units per net acre. The proposed townhome project complies with the density requirements of the RMF zone.</p>			
Requested to be Modified via the PUD	<p>Lot Dimensions: There is no minimum lot size required in the RMF zone. A minimum lot width of 25 feet is required (30 feet for corner lots) for townhouse development. A minimum lot width of 50 feet is required (60 feet for corner lots) for other attached dwellings. A minimum lot depth of 50 feet is required for townhouse development. A minimum lot depth of 66 feet is required for other attached dwellings.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-15:</p>			
	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
	Lot 1	N/A	16	46
	Lot 2	N/A	16	46
	Lot 3	N/A	20	40
	Lot 4	N/A	20	40
	Lot 5	N/A	16	46
	Lot 6	N/A	16	48
	Lot 7	N/A	16	46
	Lot 8	N/A	20	40
	Lot 9	N/A	38	24
	Lot 10	N/A	20	43
	Lot 11	N/A	20	43
	Lot 12	N/A	20	43
	Lot 13	N/A	20	43
	Lot 14	N/A	20	43
	Lot 15	N/A	20	43
	<p><i>Staff Comment:</i> The applicant has proposed to modify the minimum lot width and depth requirements via the PUD process. The reduction in dimensional standards allows the applicant to achieve a density consistent with the zone and with minimal footprint while providing amenities which serve to enhance the quality of the development and meet the PUD decision criteria. Therefore, staff is in support of the requested modification if all conditions of approval are met.</p>			
Requested	Lot Coverage: The maximum building coverage is 70 percent for townhome			

to be Modified via the PUD	<p>developments. The maximum impervious surface area is 75 percent.</p> <p><i>Staff Comment: Similar to the lot dimension modification, the reduction in dimensional standards for each lot results in the building and impervious surface areas to exceed the maximum for each individual lot. However the site as a whole is well below the maximum building and impervious coverages. The building lot coverage for the site as a whole is approximately 31 percent (31%). The impervious surface area for the site as a whole is approximately 57 percent (57%). As the coverages for the development site as a whole are below the maximum standards, staff is in support of the requested modification if all conditions of approval are met.</i></p>
Requested to be Modified via the PUD	<p>Setbacks: The required setbacks for townhouse development in the RMF zone are as follows: front yard is 10 feet, the side yard is 0 feet for the attached sides and 5 feet for the unattached sides, side yard along the street 20 feet, and the rear yard is 10 feet. The required setbacks for other attached dwellings in the RMF zone are as follows: front yard is 20 feet, the side yard is 0 feet for the attached sides and 5 feet for the unattached sides, side yard along the street is 20 feet, and rear yard is 15 feet.</p> <p><i>Staff Comment: As part of the PUD, the applicant is proposing to modify the front, rear and unattached side yard setbacks for each of the individual lots. Instead, the applicant proposes to comply with required setbacks holistically for the entire site, with the exception of the rear yard which requires a 15-foot setback as it is zoned R-1 (see RMC 4-2-110D.13) and a small portion of the shared walls that extend up to 3.25-feet into the front yard on Building 2.</i></p> <p><i>Staff is in support of a reduction in the setbacks as the site as a whole meets the setback requirements, with the exception of small portions of the front yard for Unit Type B and small portions of the rear yard for Unit Type C and Unit Type D (Exhibit 19). The rear yard abuts an R-1 zoned property currently used by Puget Sound Energy for utility purposes. Improvements on lots 9 and 10 appear to encroach on the 15-foot setback (Exhibit 4). The property contains relatively steep topography, is adjacent to I-405, and is unlikely to be developed due to overhead transmission lines, utility easements, and current PSE ownership. In the front yard on Building 2, a shared wall extends approximately 2 to 3.5 feet into the setback, which exceed the 2-foot maximum projection allowance for appurtenances in the front yard. The projection is nominal and provides architectural interest to the building. Staff is in support of the requested modification if all conditions of approval are met.</i></p>
Compliant if condition of approval is met	<p>Building Standards: The RMF zone has a maximum building coverage of 70% for townhouse development and 35% for other attached dwellings. The maximum building coverage may be increased to 45% through the Hearing Examiner site plan review process. The RMF zone has a maximum impervious surface coverage of 75%. In the RMF zone, a maximum building height of 3 stories with a wall plate height of 32 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height. If the height of wall plates on a building are less than the states maximum the roof may project higher to account for the difference, yet the combined height of both features shall not exceed the combined maximums. Common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., roofs pitched less than 4:12, decks, railings, etc.) may extend up to six (6) vertical feet above the maximum wall plate height if the projection is stepped back one-and-a-half (1.5) horizontal feet from each minimum building setback line for each one (1) vertical foot above the maximum wall plate height.</p>

	<p>Wall plates supporting a primary roof surface that has only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p>An additional ten feet (10') of maximum wall plate height and an additional story for a residential dwelling structure may be obtained through the provision of additional amenities such as additional recreation facilities, underground parking, and additional landscaped open space areas; as determined through the site development plan review process and depending on the compatibility of the proposed buildings with adjacent or abutting existing residential development. The maximum wall plate height of a residential structure shall not exceed forty-two feet (42').</p> <p><i>Staff Comment: See lot coverage analysis for building coverage analysis. The applicant's elevation plans (Exhibit 7) do not provide a wall plate height but instead provide the height at the top of the shed roof. While the overall heights shown exceed the maximum height allowed, the wall plate height is likely below the wall plate height of 32 feet, but without an accurate calculation it is not possible to verify compliance. Therefore staff recommends as a condition of approval, that the applicant submit revised elevation plans with the building permit application that verifies compliance with the 32-foot maximum wall plate height. The revised elevation plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator.</p> <p>Surface parking lots with more than fourteen (14) stalls shall be landscaped as follows:</p> <p>Surface parking lots with between 15 and 50 spaces shall provide 15 sf of landscaping per parking space, 51 and 99 spaces shall provide 25 sf of landscaping per parking space, and 100 or more spaces shall provide 35 sf of landscaping per parking space. Perimeter parking lot landscaping shall be at least 10 feet in width, interior parking lot landscaped areas shall have a minimum width of 5 feet.</p> <p><i>Staff Comment: The applicant has submitted a conceptual landscape plan (Exhibit 8) and landscape colored display map (Exhibit 20) with the land use application. The plans identify a 10-foot wide landscape strip along Sunset Blvd NE consisting of trees (one tree per frontage lot), shrubs, and groundcover. The plan identifies the required 8-foot planter strip with street trees between the curb and sidewalk within the Sunset Blvd NE right-of-way. The subject property abuts single-family residential properties to the south and west and therefore requires a 15-foot wide partially sight-obscuring visual barrier or 10-foot wide fully sight obscuring landscaped visual barrier. The plan identifies a 10-foot wide fully sight obscuring visual barrier along the southern boundary and 15-foot wide partially sight obscuring visual barrier along the western boundary. The conceptual plan identifies widths that are compliant with perimeter landscaping requirements.</i></p>

	<p><i>The remaining areas pervious areas contain landscaped lawns, new tree plantings, and existing trees. Additionally, planters are provided in the woonerf that enhance the appearance of the private alley.</i></p> <p><i>Staff recommends as a condition of approval, the applicant submit a detailed landscape plan that provides the species, quantity, planting notes, and plant spacing that meets the intent of the required visual barriers identified in the landscape code. The plan shall be reviewed and approved by the Current Planning Project Manager prior to building and/or construction permit approval.</i></p>
✓	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 20 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>For multi-family development, the minimum tree density is four (4) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> An Arborist Report was prepared by Arborists NW, LLC (dated October 30, 2016; Exhibit 12) and was submitted with the land use application. The subject property contains 16 significant trees, with the predominant species being cottonwood. Other tree species identified by the report included Big Leaf Maple, Black Locust, Pine, and Sweet Gum with a Diameter Standard Height (DBH) ranging from 8 to 55 inches.</p> <p><i>The applicant is required to retain 20 percent (20%) of the trees located onsite that are not located within the proposed rights-of-way or access easements. Of the 16 significant trees within the project area, the applicant is proposing to retain 5 trees to meet the 20% tree retention requirement (Exhibits 8, 9 and 12). As a result, the applicant has demonstrated compliance with the Tree Retention requirements of the code.</i></p> <p><i>During construction, trees required to be retained (i.e., protected trees), would be required to comply with the tree protection measures during construction per RMC 4-4-130H.9. The eight central components of tree protection include defining and protecting the drip line, erecting and maintaining a temporary six-foot-high chain link construction fence with placards around the tree to be retained, protecting the tree from grade changes, keeping the area clear of impervious surface material, restricting grading within the drip line, providing three inches (3") of bark mulch within the required fencing, retaining a certified arborist to ensure trees are protected from</i></p>

	<i>development activities, and alternate protection/safeguards as necessary.</i>
<p>Requested to be Modified via the PUD</p> <p>-</p> <p>Compliant if condition of approval is met</p>	<p>Parking: Parking regulations require that a minimum and maximum of 1.6 spaces be provided per 3 bedroom or large dwelling unit; 1.4 spaces per 2 bedroom dwelling unit; and 1.0 space per 1 bedroom or studio dwelling unit.</p> <p>Standard parking stall dimensions are 9 feet by 20 feet, compact stall dimensions are 8 ½ feet by 16 feet.</p> <p>Attached dwelling units shall provide 0.5 bicycle parking space per dwelling unit.</p> <p><i>Staff Comment:</i> As part of the PUD, the applicant has proposed to provide each unit two (2) compact parking spaces in the unit's ground floor garage and provide the site one (1) compact surface parking space on the northern portion of the property. The proposed parking exceed the maximum quantity allowed for three (3) bedroom or larger dwelling units and exceeds the amount of compact spaces allowed per development.</p> <p>Concerns from attendees of the applicant's neighborhood meeting included the need for sufficient quantities of parking for the development. The applicant has provided all parking with the exception of one space within garages to eliminate the adverse aesthetic effects of surface parking lots. The use of compact spaces within some of the garages would require future residents to own vehicles that would fit inside the garages. Staff is in support of the requested modification if all conditions of approval are met.</p> <p>No bicycle parking is referenced on the site plan or the unit floor plan. Therefore, staff recommends as a condition of approval, that the applicant submit revised plans with the building permit application that identifies the location of code compliant bicycle parking. The revised plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.</p>
<p>Requested to be Modified via the PUD</p> <p>-</p> <p>Compliant if condition of approval is met</p>	<p>Refuse and Recyclables: Per RMC 4-4-090 for multi-family developments a minimum of 1 ½ square feet per dwelling unit is required for recyclable deposit areas and a minimum of 3 square feet per dwelling unit is required for refuse deposit areas. A total minimum area of eighty (80) square feet shall be provided for refuse and recyclables deposit areas.</p> <p><i>Staff Comment:</i> As part of the PUD, the applicant has proposed to provide individual refuse and recycling deposit areas within each unit's garage as an alternative to providing the required centralized enclosure that would require a total minimum area of 80 square feet. By individualizing the refuse and recycling areas to each unit, more space is provided onsite for landscaping and active spaces. Staff is in support of the requested modification if the following condition of approval is met: the applicant shall submit a revised floor plan with the building permit application that identifies adequate space within the garage for the refuse and recycling bins that meet the requirements of the City's contracted garbage and recycling hauler. The floor plan shall be reviewed and approved by the Current Planning Project Manager prior to building and permit approval.</p> <p>In addition, staff is also recommending as a condition of approval that the applicant provide a revised architectural site plan identifying the location of the designated refuse and recycling area or pad(s) where trash cans can be safely and efficiently placed on trash collection day. The architectural site plan shall be reviewed and approved by the Current Planning Project Manager prior to building and permit</p>

	<i>approval.</i>
Compliant if condition of approval is met	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><u>Staff Comment:</u> <i>The Utilities and Drainage Plan (Exhibits 13 and 21) identifies retaining walls located near the children's play area on the northern portion of the site and the southern portion of the private alley. Staff recommends as a condition of approval, the applicant submit revised grading plan that identifies the top of wall and bottom of wall elevations verifying walls comply with the 6-foot height limitation. Additionally, the plans shall contain a cut-sheet of wall materials that are to be composed of brick, rock, textured or patterned concrete, or other material that aesthetically compliments the development approved by the Current Planning Project Manager. The revised grading plan shall be submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager prior to construction permit approval.</i></p> <p><i>The landscape plan (Exhibit 8) identifies a 6-high solid fence along the south, west, and north property line. Fence height meets the height limitations for residential uses.</i></p>

23. **PUD Applicability Standards:** Pursuant to RMC 4-9-150B, any applicant seeking to permit development which is not limited by the strict application of the City's zoning, parking, street, and subdivision regulations in a comprehensive manner shall be subject to applicability standards. The following table contains project elements intended to comply with applicability standards, as outlined in RMC 4-9-150B:

Compliance	PUD Applicability Criteria and Analysis
✓	<p>In approving a planned urban development, the City may modify any of the standards of RMC 4-2, RMC 4-3-100, RMC 4-4, RMC 4-6-060, and RMC 4-7. All modifications shall be considered simultaneously as part of the planned urban development.</p> <p><u>Staff Comment:</u> <i>All standards requested to be modified are contained within the Chapters listed above. Specific modifications are noted in FOF 16.</i></p>
Compliant if conditions of approval are met	<p>An applicant may request additional modifications from the requirements of the Renton Municipal Code. Approval for modifications other than those specifically described in subsection RMC 4-9-150B.2.a shall be approved prior to submittal of a preliminary planned urban development plan.</p> <p><u>Staff Comment:</u> <i>All requested modifications are outlined above under FOF 16: Requested Modifications from RMC through the PUD. Staff is in support of all requested modifications if all conditions of approval are met.</i></p>
✓	<p>A planned urban development may not authorize uses that are inconsistent with those uses allowed by the underlying zone, or overlay district, or other location restriction in RMC Title 4, including, but not limited to: RMC 4-2-010 to 4-2-080, 4-3-010 to 4-3-040, 4-3-090, 4-3-095, and 4-4-010.</p> <p><u>Staff Comment:</u> <i>Townhouses are a permitted use in the RMF zone.</i></p>

✓	<p>The number of dwelling units shall not exceed the density allowances of the applicable base or overlay zone or bonus criteria in chapter 4-2 or 4-9 RMC; however, averaging density across a site with multiple zoning classifications may be allowed if approved by the Community and Economic Development Administrator.</p> <p><i>Staff Comment: The proposed density does not exceed the maximum 20 dwelling units per acre allowed in the RMF zone. See FOF 22: Density for analysis.</i></p>
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24. **PUD Decision Criteria Analysis:** Pursuant to RMC 4-9-150D, each planned urban development shall demonstrate compliance with the Planned Urban Development decision criteria. The following table contains project elements intended to comply with the Planned Urban Development decision criteria, as outlined in RMC 4-9-150D:

Compliance	PUD Decision Criteria and Analysis
✓	<p>Demonstration of Compliance and Superiority Required: Applicants must demonstrate that a proposed development is in compliance with the purposes of this Section and with the Comprehensive Plan, that the proposed development will be superior to that which would result without a planned urban development, and that the development will not be unduly detrimental to surrounding properties.</p> <p><i>Staff Comment: The development of this site as a PUD results in a superior design than what would result by the strict application of the Development Standards by developing the three (3) contiguous properties simultaneously into one (1) unified development that incorporates enhanced open space and recreation opportunities, unique alley design, and street presence that would not otherwise be possible if each property were developed individually or in phases.</i></p> <p><i>The site is designated Residential High Density (RHD) on the Comprehensive Plan Land Use Map. See analysis under FOF 21: Comprehensive Plan Compliance.</i></p>
<p>Public Benefit Required: Applicants shall demonstrate that a proposed development will provide specifically identified benefits that clearly outweigh any adverse impacts or undesirable effects of the proposed planned urban development, particularly those adverse and undesirable impacts to surrounding properties, and that the proposed development will provide one or more of the following benefits than would result from the development of the subject site without the proposed planned urban development:</p>	
N/A	<p>a. Critical Areas: Protects critical areas that would not be protected otherwise to the same degree as without a planned urban development.</p>
N/A	<p>b. Natural Features: Preserves, enhances, or rehabilitates natural features of the subject property, such as significant woodlands, native vegetation, topography, or noncritical area wildlife habitats, not otherwise required by other City regulations.</p>
N/A	<p>c. Public Facilities: Provides public facilities that could not be required by the City for development of the subject property without a planned urban development.</p>
✓	<p>Use of Sustainable Development Techniques: Design which results in a sustainable development; such as LEED certification, energy efficiency, use of alternative energy resources, low impact development techniques, etc.</p> <p><i>Staff Comment: The applicant is proposing to utilize the BuiltGreen sustainable rating system to minimize the environmental impact of the development. Site infrastructure,</i></p>

	<i>such as storm drainage, would be designed in accordance with Low Impact Development principles.</i>
<p>Applicant has provided superior open space/recreation and circulation design</p> <p>-</p> <p>Compliant if conditions of approval are met</p>	<p>d. Overall Design: Provides a planned urban development design that is superior to the design that would result from development of the subject property without a planned urban development. A superior design may include the following:</p> <p>i. <u>Open Space/Recreation:</u></p> <p>(a) Provides increased open space or recreational facilities beyond standard code requirements and considered equivalent to features that would offset park mitigation fees in Resolution 3082; and</p> <p>(b) Provides a quality environment through either passive or active recreation facilities and attractive common areas, including accessibility to buildings from parking areas and public walkways; or</p> <p><i>Staff Comment: The applicant has provided a variety of recreation opportunities and open spaces throughout the development. The largest recreation space is located on the northwestern portion of the property. Active spaces include a play structure (dependent of future demographic of residents), picnic area, and walking path. Also provided are several lawn areas, plaza between Buildings 3 and 4, and vegetated passive open space. Without the use of the proposed PUD, no shared open space would be required by the code and if each of the three (3) parcels were developed separately, there would likely have been no additional land area to provide any active recreation areas and open spaces would have been limited to required perimeter landscaping.</i></p> <p><i>Common open spaces are accessed via the development's private alley/woonerf, which also provides an area for residents to meet and gather. The modified alley is intended to be a shared space for vehicles and pedestrians. See Circulation/Screening for additional information.</i></p> <p><i>Staff recommends, as a condition of approval, the applicant submit cut sheets with the landscape plan of the proposed play structure (or other active recreation structure approved by the Current Planning Project Manager), picnic table, and bench. These amenities shall be durable and appropriate for northwest climate. The cut sheets shall be submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager.</i></p> <p><i>Staff also recommends as a condition of approval, the programmed recreation areas (lawn, play area, seating, and pathways) shall be constructed prior to Certificate of Occupancy of the first building.</i></p> <p>ii. <u>Circulation/Screening:</u> Provides superior circulation patterns or location or screening of parking facilities; or</p> <p><i>Staff Comment: The proposed internal street system includes a private alley that is referred to as a woonerf or "living street." Woonerfs are a common street treatment that is used in European cities that are intended to provide an equally shared space between pedestrians and vehicles. These streets are narrower than the typical street section and often contain planter landscaping, pedestrian lighting, and alternative paving materials. Also typical with woonerfs is the absence of curbs as to further solidify the mixing of pedestrian space and vehicle space.</i></p> <p><i>The applicant's proposed private alley woonerf provides a single 25-foot driveway and</i></p>

5-foot pedestrian pathway from Sunset Blvd NE. Within the development, the alley ranges in width between approximately 23 and 33 feet. Along the periphery of the alley abutting each of the buildings, pavers are provided to contrast with asphalt and planters are placed adjacent to garage entries. Also, a pedestrian plaza is provided between buildings 3 and 4 with paver surface and planter box landscaping. No extruded curbs will be installed within the internal drive (Exhibit 21).

Staff recommends as a condition of approval, the applicant submit a sample for the paver material within the private alley with the construction permit application. The paver material shall have a contrasting color compared with the asphalt surface and shall be reviewed and approved by the Current Planning Project Manager prior to construction permit approval. Staff also recommends, as a condition of approval, that the applicant submit cut sheets with the construction permit application for the planter boxes in the private alley. Additional planter boxes, benches, and/or specific lighting may be required depending on space constraints within the alley in order to more fully activate the plaza area. The cut sheets shall be a component of the detailed landscape plan submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager.

Vehicle parking would be located within garages for each unit with one (1) surface parking space located on the north portion of the property that would be shielded from view with the site's topography and building placement. Building's 1 and 2 will have rear loaded vehicle garages with pedestrian oriented buildings abutting Sunset Blvd. NE.

The proposed private alley/woonerf provides residents an attractive and unique amenity that also doubles as an active recreation and gathering area. Opportunities for neighbors to interact on the street can assist in creating a pride of ownership in their community. Without the use of a PUD, the street would have likely been designed as a public limited residential access street with a 45-foot ROW width. Required public street improvements would have resulted in fewer opportunities for common open spaces and the loss of a unique design aesthetic.

Staff recommends as a condition of approval a sign package component with the private alley/woonerf that compliments the overall development with addresses, building numbers and wayfinding. The sign package shall be submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager.

iii. Landscaping/Screening: Provides superior landscaping, buffering, or screening in or around the proposed planned urban development; or

Staff Comment: N/A

iv. Site and Building Design: Provides superior architectural design, placement, relationship or orientation of structures, or use of solar energy; or

Staff Comment: N/A

v. Alleys: Provides alleys for proposed detached or attached units with individual, private ground related entries.

Staff Comment: The applicant is proposing to provide a private alley/woonerf. The townhomes abutting Sunset Blvd NE would be pedestrian oriented along the public street and alley loaded garages at the rear of the buildings.

<p>Compliant if conditions of approval are met</p>	<p>Building and Site Design:</p> <p>i. <u>Perimeter</u>: Size, scale, mass, character and architectural design along the planned urban development perimeter provide a suitable transition to adjacent or abutting lower density/intensity zones. Materials shall reduce the potential for light and glare.</p> <p><i>Staff Comment: The subject property abuts the RMF zone to the north and single-family residential to the south and west. Single family residential zoning is also across Sunset Blvd NE to the east. Buildings are setback appropriately from abutting developed properties. To the north a multifamily development and single-family residential home are buffered by the developments open space and recreation area and landscaped building setback area. The south and west properties are zoned single-family residential however they are owned and operated by Puget Sound Energy and contain overhead power lines and utility easements reducing the likelihood the properties would be developed in the future.</i></p> <p><i>The proposed landscaping throughout the site along the perimeter of the development provides a screen and enhances the development and the neighborhood. Staff is recommending, as a condition of approval, that the applicant provide a materials board to the satisfaction of the Current Planning Project Manager (see discussion in FOF 28: Design District 'B' Review). The materials board would also be used to confirm that siding materials are non-reflective which would reduce glare. Each unit would have windows, which could slightly reflect light from the building but not to an extent beyond any typical multi-family development.</i></p> <p><i>A lighting plan was not submitted with the application package; therefore, staff recommends a condition of approval, the applicant to provide a lighting plan that includes a photometric calculation of average footcandles that adequately provides for public safety without casting excessive glare on adjacent properties. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement. The lighting plan shall be submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager prior to construction permit approval.</i></p> <p>ii. <u>Interior Design</u>: Promotes a coordinated site and building design. Buildings in groups should be related by coordinated materials and roof styles, but contrast should be provided throughout a site by the use of varied materials, architectural detailing, building orientation or housing type; e.g., single family, townhouses, flats, etc.</p> <p><i>Staff Comment: The proposed buildings appear to have been designed to be built in a coordinated fashion, utilizing a consistent set of materials. The similar exterior components and roof profiles across all buildings helps to establish a cohesive development design. Differentiation throughout the design is provided with the use of different materials and colors. The applicant is proposing the use of fiber cement board, stained cedar, aluminum, and steel.</i></p> <p><i>Buildings along Sunset Blvd NE are oriented to the street and contain pedestrian only amenities as the buildings are rear vehicle loaded. Stoops and landscaped front yards are provided along the street. Buildings along the private alley/woonerf are oriented to the alley and take advantage of the pedestrian friendly space.</i></p>
<p>✓</p>	<p>Circulation:</p> <p>i. Provides sufficient streets and pedestrian facilities. The planned urban development shall have sufficient pedestrian and vehicle access commensurate with the location,</p>

size and density of the proposed development. All public and private streets shall accommodate emergency vehicle access and the traffic demand created by the development as documented in a traffic and circulation report approved by the City. Vehicle access shall not be unduly detrimental to adjacent areas.

ii. Promotes safety through sufficient sight distance, separation of vehicles from pedestrians, limited driveways on busy streets, avoidance of difficult turning patterns, and minimization of steep gradients.

iii. Provision of a system of walkways which tie residential areas to recreational areas, transit, public walkways, schools, and commercial activities.

iv. Provides safe, efficient access for emergency vehicles.

Staff Comment: The development abuts Sunset Blvd NE, a Minor Arterial Street with an existing right of way (ROW) width of 60 feet with no curb, gutter, or sidewalk along the frontage.

A residential project consisting of 15 dwelling units would generate less 20 peak hour trips (as per the ITE Trip Generation Manual), therefore no traffic impact study was required for the proposal.

In order to mitigate transportation impacts the applicant would be required to pay the appropriate Transportation Impact Fee. The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.

Access - Access to the site would be provided a single curb cut extended from Sunset Blvd NE. The vehicular circulation design would utilize a private alley/woonerf that enters at the curb cut near the center of the subject property frontage and extends north and south between the four (4) proposed buildings. The alley dead-ends at or near the north and south perimeters.

Street Improvements – The applicant is requesting to modify the street standard requirements for the internal road via the PUD application. Frontage improvements would be provided per code requirements.

Sunset Blvd NE – There are currently no frontage improvements along the public street frontage. The required street section for this portion of Sunset Blvd NE includes a 22 foot wide half street paved width from the centerline of the ROW (including 5-foot wide bike lane, 11-foot wide thru travel lane, and 6-foot wide half width for the center turn/left turn lane), 0.5-foot wide curb, 8-foot wide landscaped planter, 8-foot wide sidewalk, and 1-foot wide clear width back of the sidewalk. The ROW width dedication required is approximately 9.5 feet (subject to final survey). A center two-way left turn lane is also required to be provided on Sunset Blvd NE frontage from the end of the existing left turn lane on Sunset Blvd NE frontage to the north property line of parcel 311990-0011.

Internal Road – In-lieu of providing a 45-foot wide limited residential access street, the applicant is proposing a private alley/woonerf designed street section with varying widths of 26 to 32 ½ feet that would comingle pedestrian and vehicle space. A delineated pedestrian path extends along the driveway to Sunset Blvd NE to connect to the public sidewalk that would be constructed by the applicant. This PUD modification would provide a unique street for residents to gather and for recreation. The proposed street also preserves additional space on the property to incorporate common open space on the north and west portions of the site.

Structures are located at least 25 feet from the intersection with Sunset Blvd NE

	<p><i>providing adequate site distance and clear vision area. The turning radius within the development contains a 45-foot outside and 25-foot inside radii with hammerhead turnaround for fire apparatus accessibility.</i></p> <p><i><u>Concurrency</u> – The proposed development would generate approximately 87 net new average weekday daily trips. During the weekday AM peak hour, the project would generate approximately 7 net new trips (1 inbound and 6 outbound). During the weekday PM peak hour, the project would generate approximately 8 net new trips (5 inbound and 3 outbound). The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D (Exhibit 24).</i></p>
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25. **Infrastructure and Services:** Provides utility services, emergency services, and other improvements, existing and proposed, which are sufficient to serve the development. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	Infrastructure and Services Analysis
✓	<p>Police and Fire: <i>Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; if the applicant provides Code required improvements and fees.</i></p> <p><i>The preliminary fire flow requirements for this project is 3,750 gpm. A minimum of four (4) fire hydrants are required for the development. One (1) within 150-feet and three (3) 300-feet of the proposed buildings. Existing hydrant can be counted toward the requirement if they meet current code, including but not limited to 5-inch storz fittings.</i></p> <p><i>A Fire Impact Fee, based on new multi-family units is required in order to mitigate the proposal's potential impacts to City emergency services. The applicant would be required to pay an appropriate Fire Impact Fee. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. The 2017 fee was assessed at \$718.56 per unit.</i></p>
✓	<p>Parks and Recreation: <i>The proposed development is anticipated to impact the Parks and Recreation system. The applicant would be required to pay an appropriate Parks Impact Fee. The fee would be used to mitigate the proposal's potential impact to City's Park and Recreation system and is payable to the City as specified by the Renton Municipal Code. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. The 2017 fee was assessed at \$1,858.95 per dwelling.</i></p>
✓	<p>Schools: <i>It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Kennydale Elementary, Dimmitt Middle School, and Renton High School. RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school and/or bus stops.</i></p> <p><i>All students would bus to school. The bus stop for elementary, middle and high school is located at 821 Sunset Blvd NE. New frontage improvements along the subject property, dedicated shoulder along the northern property's frontage, and frontage improvements at the bus stop provide a safe walking route for students.</i></p> <p><i>A School Impact Fee, based on new multi-family units, would be required in order to mitigate the proposal's potential impacts to Renton School District. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit</i></p>

	<p>application. The 2017 fee was assessed at \$1,448.00 per unit.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> The applicant submitted a Preliminary Drainage Plan and Technical Information Report (TIR), dated October 26, 2016 (revised January 27, 2017; Exhibit 11), prepared by Duncanson Company Inc. with the Land Use Application. Based on the City of Renton's flow control map, the site falls within the Peak Rate existing site conditions flow control standard area and is within the East Lake Washington Drainage Basin. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the 2010 City of Renton Amendments to the KCSWDM. All core requirements and the six special requirements are required in the Technical Information Report.</p> <p>A stormwater flow control facility is required for the site and the project proposes the use of detention tanks to meet this requirement. A water quality facility is required for the site and the project proposes the reduction from Enhanced basic water quality to basic water quality requirement by providing a covenant to prevent the use of leachable materials. The project proposes to provide basic water quality by the use of a storm filter. Water quality is also required for the frontage portion on Sunset Blvd NE and shall be included in the plans and TIR provided with the civil construction submittal. Stormwater BMPs are also required for the project. The TIR submitted with the civil construction permit should consistently refer the stormwater BMP proposed for the site in the relevant portions of the TIR.</p> <p>The TIR submitted with the civil construction permit shall include all the required information based on the 2010 City of Renton Amendments. The final drainage plan and drainage report must be submitted with the utility construction permit application and shall contain information that shows that the conveyance system, the flow control facility, water quality, and stormwater flow control BMPs are designed in accordance with the 2010 City of Renton Amendments.</p> <p>An updated geotechnical report shall be submitted with the civil construction permit that includes information whether the site is suitable for infiltration and include recommendations regarding the suitability of the proposed storm water BMP for the site. Geotechnical recommendations regarding construction, soil, and erosion control, shall be followed in the project plans and during construction.</p>
	<p>Water and Sanitary Sewer: This site is served by the City of Renton for water and sewer service.</p> <p><u>Staff Comment:</u> A conceptual utility plan was provided with the application. A 12-inch diameter looped water main extension from the existing 12-inch diameter water main north of parcel 3119900011 to connect with the existing 12-inch diameter water main on Sunset Blvd NE is required. Extension of 12-inch diameter water main to the south property line of parcel 3119900005 is also required. A public water easement is required for the water main located outside right of way. The water main improvements and easements are required to be shown in the engineering plans submitted with the civil construction permit. Renton Fire Authority has determined that the preliminary fire flow demand for the proposed development is 3,750 gpm.</p> <p>A conceptual sewer plan has been submitted. The plan shows the extension of 8-inch diameter public sewer main through the site to connect with the existing sewer manhole to serve the project. The new sewer manhole proposed between lots 13 and</p>

	<i>14 to the west, shall connect directly to the existing sewer manhole ID GM04704 S-0240) to the west. Each lot shall be served by an individual side sewer.</i>
✓	<p>Clusters or Building Groups and Open Space: An appearance of openness created by clustering, separation of building groups, and through the use of well-designed open space and landscaping, or a reduction in amount of impervious surfaces not otherwise required.</p> <p><u>Staff Comment:</u> <i>The proposed development separates the 15 dwelling units into four (4) separate buildings that are linked together by the private alley/woonerf internal street. This unique street and its narrow width provides an ability to maximize space on the property and accommodate active and passive common open space. The reduced street width, permeable pavers, and abundant open space limit the amount of impervious surfaces that would otherwise be utilized if the site were developed to code standards.</i></p>
✓	<p>Privacy and Building Separation: Provides internal privacy between dwelling units, and external privacy for adjacent and abutting dwelling units. Each residential or mixed use development shall provide visual and acoustical privacy for dwelling units and surrounding properties. Fences, insulation, walks, barriers, and landscaping are used, as appropriate, for the protection and aesthetic enhancement of the property, the privacy of site occupants and surrounding properties, and for screening of storage, mechanical or other appropriate areas, and for the reduction of noise. Windows are placed at such a height or location or screened to provide sufficient privacy. Sufficient light and air are provided to each dwelling unit.</p> <p><u>Staff Comment:</u> <i>Perimeter planting provides a buffer and privacy screen between the proposed project and existing development surrounding the site. Internal to the site, where structures face each other, windows would not align to ensure privacy. The proposed development would be designed to building code standards for multi-family construction. Each residential unit would have a separate exterior entrance with insulated walls separating the units. All residential units and would have access to light and air, as each structure contains windows. The placement of the buildings, oriented to open space, provides separation and privacy for the residents while maintaining a communal atmosphere.</i></p>
✓	<p>Building Orientation: Provides buildings oriented to enhance views from within the site by taking advantage of topography, building location and style.</p> <p><u>Staff Comment:</u> <i>The topography of the site steps down from east to west with territorial views of the west. The applicant has oriented the buildings east/west to take advantage of the topography and providing direct views to the west.</i></p>
✓	<p>Parking Area Design: Provides parking areas that are complemented by landscaping and not designed in long rows. The size of parking areas is minimized in comparison to typical designs, and each area related to the group of buildings served. The design provides for efficient use of parking, and shared parking facilities where appropriate.</p> <p><u>Staff Comment:</u> <i>Nearly all the parking will be located within individual garages for each unit. One surface parking space would be provided on the north portion of the property for guest parking. The parking space would be surfaced with the woonerf paver material and hidden from view by topography and the location of the buildings.</i></p>
N/A	<p>Phasing: Each phase of the proposed development contains the required parking spaces, open space, recreation spaces, landscaping and utilities necessary for creating</p>

	<p>and sustaining a desirable and stable environment, so that each phase, together with previous phases, can stand alone.</p> <p><i>Staff Comment: The applicant intends to construct the project in a 12-14 month time period (Exhibit 23).</i></p>
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26. **PUD Development Standards:** Pursuant to RMC 4-9-150D.4, each planned urban development shall demonstrate compliance with the development standards for the Planned Urban Development regulations. The following table contains project elements intended to comply with the development standards of the Planned Urban Development regulations, as outlined in RMC 4-9-150E:

Compliance	PUD Development Standard Analysis
	<p>1. COMMON OPEN SPACE STANDARD: Open space shall be concentrated in large usable areas and may be designed to provide either active or passive recreation. Requirements for residential, mixed use, commercial, and industrial developments are described below.</p>
✓	<p>Standard: Mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide a minimum area of common space or recreation area equal to fifty (50) square feet per unit. The common space area shall be aggregated to provide usable area(s) for residents. The location, layout, and proposed type of common space or recreation area shall be subject to approval by the Hearing Examiner. The required common open space shall be satisfied with one or more of the elements listed below. The Hearing Examiner may require more than one of the following elements for developments having more than one hundred (100) units.</p> <ul style="list-style-type: none"> (a) Courtyards, plazas, or multipurpose open spaces; (b) Upper level common decks, patios, terraces, or roof gardens. Such spaces above the street level must feature views or amenities that are unique to the site and provided as an asset to the development; (c) Pedestrian corridors dedicated to passive recreation and separate from the public street system; (d) Recreation facilities including, but not limited to: tennis/sports courts, swimming pools, exercise areas, game rooms, or other similar facilities; or (e) Children's play spaces. <p><i>Staff Comment: Usable common open space areas are an important amenity within higher density residential developments. The intent of the common open space requirements is to provide a usable common open space area for residents of the development. The placement of retaining walls and finished grade within common open space areas adversely impacts the residents' ability to utilize these areas for passive or active recreational activities. The applicant proposes approximately 5,881 square feet of common open space located on the northern portion of the development. The area includes children's play area, picnic space and seating area, pedestrian pathway, and large lawn area. The amount of open space exceeds the required 750 square feet the development would be required to provide per the PUD development standard. Common open space areas must have a maximum slope of five percent (5%) in order to provide usable common open space (CI-99). Final grading of the play structure area, lawn, lower dog run area or terraced lawn, identified in Exhibit 20, would be verified upon submittal of the revised grading and detailed landscaping plans.</i></p>

✓	<p>Standard: Required landscaping, driveways, parking, or other vehicular use areas shall not be counted toward the common space requirement or be located in dedicated outdoor recreation or common use areas.</p> <p><i>Staff Comment:</i> The proposed private alley/woonerf internal street was not added in the calculation for common open space. However, the woonerf is intended to augment community space. Opportunities for gathering, recreation, and everyday interaction is enhanced with this unique private street.</p>
✓	<p>Standard: Required yard setback areas shall not count toward outdoor recreation and common space unless such areas are developed as private or semi-private (from abutting or adjacent properties) courtyards, plazas or passive use areas containing landscaping and fencing sufficient to create a fully usable area accessible to all residents of the development.</p>
✓	<p>Standard: Private decks, balconies, and private ground floor open space shall not count toward the common space/recreation area requirement.</p>
✓	<p>Standard: Other required landscaping, and sensitive area buffers without common access links, such as pedestrian trails, shall not be included toward the required recreation and common space requirement.</p>
N/A	<p>Standard: All buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses (excludes parking garage floorplate areas) shall provide pedestrian-oriented space according to the following formula:</p> <p>1% of the lot area + 1% of the building area = Minimum amount of pedestrian-oriented space.</p>
✓	<p>Standard: The location of public open space shall be considered in relation to building orientation, sun and light exposure, and local micro-climatic conditions.</p>
✓	<p>Standard: Common space areas in mixed use residential and attached residential projects should be centrally located so they are near a majority of dwelling units, accessible and usable to residents, and visible from surrounding units.</p>
✓	<p>Standard: Common space areas should be located to take advantage of surrounding features such as building entrances, significant landscaping, unique topography or architecture, and solar exposure.</p>
✓	<p>Standard: In mixed use residential and attached residential projects children's play space should be centrally located, visible from the dwellings, and away from hazardous areas like garbage dumpsters, drainage facilities, streets, and parking areas.</p>
<p>b. Private Open Space: Each residential unit in a planned urban development shall have usable private open space (in addition to parking, storage space, lobbies, and corridors) for the exclusive use of the occupants of that unit. Each ground floor unit, whether attached or detached, shall have private open space which is contiguous to the unit.</p>	
Compliant if condition of approval is met	<p>Standard: Each ground floor unit, whether attached or detached, shall have private open space which is contiguous to the unit.</p> <p><i>Staff Comment:</i> Each residential unit appears to have private open space. However, it is difficult to determine whether the space meets the minimum requirements for the Urban Design District B requirement. Under FOF 28 Design District Review, Recreation Areas and Common Open Space staff has recommended a condition of approval for the applicant to submit revised floor plans and site plans that provide adequate private</p>

	<i>open space that is contiguous to the unit and more accurately reflect compliance with the minimum area requirement for private open space.</i>
Compliant if condition of approval is met	<p>Standard: The private open space shall be well demarcated and at least fifteen feet (15') in every dimension (decks on upper floors can substitute for the required private open space).</p> <p><u>Staff Comment:</u> See comment above.</p>
N/A	<p>Standard: For dwelling units which are exclusively upper story units, there shall be deck areas totaling at least sixty (60) square feet in size with no dimension less than five feet (5').</p>
c. Installation and Maintenance of Common Open Space:	
✓	<p>Standard: All common facilities not dedicated to the City shall be permanently maintained by the planned urban development owner, if there is only one owner, or by the property owners' association, or the agent(s) thereof. In the event that such facilities are not maintained in a responsible manner, as determined by the City, the City shall have the right to provide for the maintenance thereof and bill the owner or property owners' association accordingly. Such bill, if unpaid, shall become a lien against each individual property.</p> <p><u>Staff Comment:</u> Prior to the issuance of any occupancy permit, the developer shall furnish a security device to the City in an amount equal to the provisions of RMC 4-9-060. Landscaping shall be planted within one year of the date of final approval of the planned urban development, and maintained for a period of 2 years thereafter prior to the release of the security device. A security device for providing maintenance of landscaping may be waived if a landscaping maintenance contract with a reputable landscaping firm licensed to do business in the City of Renton is executed and kept active for a 2 year period. A copy of such contract shall be kept on file with the Planning Division. If either of these provisions are met the proposal would satisfy this standard.</p>
d. Installation and Maintenance of Common Facilities:	
✓	<p>Standard: Prior to the issuance of any occupancy permits, all common facilities, including but not limited to utilities, storm drainage, streets, recreation facilities, etc., shall be completed by the developer or, if deferred by the Administrator, assured through a security device to the City equal to the provisions of RMC 4-9-060, except for such common facilities that are intended to serve only future phases of a planned urban development. Any common facilities that are intended to serve both the present and future phases of a planned urban development shall be installed or secured with a security instrument as specified above before occupancy of the earliest phase that will be served. At the time of such security and deferral, the City shall determine what portion of the costs of improvements is attributable to each phase of a planned urban development.</p>
Compliant if condition of approval is met	<p>Standard: All common facilities not dedicated to the City shall be permanently maintained by the planned urban development owner, if there is only one owner, or by the property owners' association, or the agent(s) thereof. In the event that such facilities are not maintained in a responsible manner, as determined by the City, the City shall have the right to provide for the maintenance thereof and bill the owner or property owners' association accordingly. Such bill, if unpaid, shall become a lien against each individual property.</p>

	<p><i>Staff Comment: Based on the proposed application the only area to be dedicated to the City is the required right-of-way frontage. As such all other facilities shall be permanently maintained by a homeowners association (HOA). Staff recommends as a condition of approval, the applicant be required to establish a HOA for the development, which would be responsible for any common improvements. All common facilities, not dedicated to the City, shall be permanently maintained by the PUD HOA. The CC&Rs shall provide that if the HOA fails to properly maintain the common facilities and integral elements of the City may do so at the expense of the association. The CC&Rs shall also provide that the provisions pertaining to the obligation to maintain common areas shall not be amended without approval of the City of Renton. The applicant shall provide draft CC&Rs and HOA incorporation documents for review and approval by the Current Planning Project Manager prior to issuance of any occupancy permit.</i></p>
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27. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are met:

Compliance	Subdivision Regulations and Analysis
Requested to be modified via the PUD	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><i>Staff Comment: As mentioned previously, the applicant has requested to modify the public street and access requirement internal to the development. As an alternative to constructing a public limited access residential street, the applicant proposes to construct a private alley/woonerf to serve the development. The private alley is narrower than the required street section, but maintains the required turning radii for fire apparatus and provides adequate site distance at the intersection with Sunset Blvd NE. Access to the public street system is limited to a single curb cut located near the center of the subject's property frontage.</i></p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><i>Staff Comment: The width of the subject property limits the ability to meet this requirement.</i></p>
Requested to be modified via the PUD	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the RMF zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width. Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').</p> <p><i>Staff Comment: Lots are rectangular in shape, however they do not meet the dimensional requirements of the zone. The applicant has requested to modify the dimensional requirements as referenced earlier in the report, which staff is supportive of. Orientation and arrangement of the lots maximize the ability to accommodate common open space. Lots along Sunset Blvd NE are pedestrian oriented to the public</i></p>

	street with vehicle loading from the rear of the units.
Requested to be modified via the PUD	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 <i>Street Standards</i>.</p> <p><i>Staff Comment:</i> As mentioned previously, the applicant has proposed to construct a private alley/woonerf extending from the abutting Sunset Blvd NE. Staff has recommended approval of this modification via the PUD application. The applicant would be required to construct frontage improvements along the subject property for Sunset Blvd NE. Those improvements include, but are not limited to, curb, gutter, 8-foot wide planter strip with street trees, and 8-foot wide sidewalk.</p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment:</i> The proposed townhome development abuts existing multi-family development to the north and provides perimeter landscaping along the abutting residential zoned properties to the south and east. The south and east properties are owned by Puget Sound Energy with overhead power lines and utility easement that cloud future development potential of the lots. The proposed new construction and frontage improvements would be compatible with the existing surrounding uses.</p>

28. **Design District Review:** The project site is located within Design District 'B'. The following table contains project elements intended to comply with the standards of the Design District 'B' Standards and guidelines, as outlined in RMC 4-3-100.E:

Compliance	Design District Guideline and Standard Analysis
	<p>1. SITE DESIGN AND BUILDING LOCATION:</p> <p>Intent: To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity.</p> <p>a. Building Location and Orientation:</p> <p>Intent: To ensure visibility of businesses and to establish active, lively uses along sidewalks and pedestrian pathways. To organize buildings for pedestrian use and so that natural light is available to other structures and open space. To ensure an appropriate transition between buildings, parking areas, and other land uses; and increase privacy for residential uses.</p> <p>Guidelines: Developments shall enhance the mutual relationship of buildings with each other, as well as with the roads, open space, and pedestrian amenities while working to create a pedestrian oriented environment. Lots shall be configured to encourage variety and so that natural light is available to buildings and open space. The privacy of individuals in residential uses shall be provided for.</p>
✓	<p>Standard: The availability of natural light (both direct and reflected) and direct sun exposure to nearby buildings and open space (except parking areas) shall be considered when siting structures.</p> <p><i>Staff Comment:</i> The proposed buildings are placed along the north/south axis of the property allowing for morning light exposure for the east buildings and evening exposure for the west. The entire site should have direct exposure midday with enhanced exposure post vernal equinox.</p>
✓	<p>Standard: Buildings shall be oriented to the street with clear connections to the</p>

	<p>sidewalk.</p> <p><u>Staff Comment:</u> Buildings 1 and 2 are oriented to Sunset Blvd NE each with a direct pathway to the future sidewalk to be constructed by the applicant. Buildings 3 and 4 are oriented to the private alley/woonerf street which contains a delineated pathway to the public sidewalk on Sunset Blvd NE.</p>
✓	<p>Standard: The front entry of a building shall be oriented to the street or a landscaped pedestrian-only courtyard.</p> <p><u>Staff Comment:</u> Front entries of Buildings 1 and 2 are oriented to Sunset Blvd NE with stoop features, landscaping, and walkway. Buildings 3 and 4 entries are oriented to the private alley/woonerf street which contains planter boxes and a shared pedestrian and vehicle space as described previously in this report.</p>
✓	<p>Standard: Buildings with residential uses located at the street level shall be:</p> <ul style="list-style-type: none"> a) Set back from the sidewalk a minimum of ten feet (10') and feature substantial landscaping between the sidewalk and the building; or b) Have the ground floor residential uses raised above street level for residents' privacy. <p><u>Staff Comment:</u> The living areas for Buildings 1 and 2 are setback at least 10 feet from the future sidewalk along Sunset Blvd NE. Portions of the structure such as eaves and shared walls project into the 10 foot setback; however, these areas are not habitable.</p>
<p>b. Building Entries:</p> <p>Intent: To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district.</p> <p>Guidelines: Primary entries shall face the street, serve as a focal point, and allow space for social interaction. All entries shall include features that make them easily identifiable while reflecting the architectural character of the building. The primary entry shall be the most visually prominent entry. Pedestrian access to the building from the sidewalk, parking lots, and/or other areas shall be provided and shall enhance the overall quality of the pedestrian experience on the site.</p>	
✓	<p>Standard: A primary entrance of each building shall be located on the façade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements.</p> <p><u>Staff Comment:</u> Buildings 1 and 2 primary entries are located on the Sunset Blvd NE façade. All buildings facing Sunset Blvd NE would be configured to have large glass entry doors on raised stoops. Entries are prominent and visible from the street with their accommodating stoops, awnings, raised planters, and are connected via individual walkways to the future sidewalk. Buildings 3 and 4 primary entries face the private alley/woonerf and are prominent and visible with deep overhang roofs, blackened steel awning, enhanced metal detailing, sconce lighting, and recessed entries connected to the street via delineated pathway(s). In order to more fully activate the plaza area between Buildings 3 and 4, staff would encourage the applicant to front the ground level primary entrances towards the plaza space, specifically Lots 13 and 14.</p>
✓	<p>Standard: A primary entrance of each building shall be made visibly prominent by incorporating architectural features such as a façade overhang, trellis, large entry doors, and/or ornamental lighting.</p>

	<u>Staff Comment:</u> See comment above.
Compliant if condition of approval is met	<p>Standard Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least four and one-half feet (4-1/2') wide. Buildings that are taller than thirty feet (30') in height shall also ensure that the weather protection is proportional to the distance above ground level.</p> <p><u>Staff Comment:</u> Entries are marked with canopies, ornamental lighting, and landscaping however it is unclear from renderings and elevations if weather protection meets the 4.5 foot minimum width (Exhibit 22). Therefore, staff recommends as a condition of approval, that the applicant submit revised elevations with the building permit application that clearly identifies compliance with the minimum 4-1/2-foot wide dimension of the required weather protection. The revised plan shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.</p>
N/A	<p>Standard: Building entries from a parking lot shall be subordinate to those related to the street.</p> <p><u>Staff Comment:</u> Parking is located in individual garages in each unit.</p>
✓	<p>Standard: Features such as entries, lobbies, and display windows shall be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features should be incorporated.</p> <p><u>Staff Comment:</u> See discussion above.</p>
✓	<p>Standard: Multiple buildings on the same site shall direct views to building entries by providing a continuous network of pedestrian paths and open spaces that incorporate landscaping.</p> <p><u>Staff Comment:</u> Buildings are connected via the private alley/woonerf that includes delineated paver pathways to connect each unit and the common open space.</p>
✓	<p>Standard: Ground floor residential units that are directly accessible from the street shall include entries from front yards to provide transition space from the street or entries from an open space such as a courtyard or garden that is accessible from the street.</p> <p><u>Staff Comment:</u> Buildings 1 and 2 entries contain a landscaped front yard that provides a transition from Sunset Blvd NE. Buildings 3 and 4 entries are adjacent to the private alley/woonerf street with direct access to Sunset Blvd NE.</p>
<p>c. Transition to Surrounding Development:</p> <p>Intent: To shape redevelopment projects so that the character and value of Renton's long-established, existing neighborhoods are preserved.</p> <p>Guidelines: Careful siting and design treatment shall be used to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale.</p>	
✓	<p>Standard: At least one of the following design elements shall be used to promote a transition to surrounding uses:</p> <ol style="list-style-type: none"> 1. Building proportions, including step-backs on upper levels in accordance with the surrounding planned and existing land use forms; or 2. Building articulation to divide a larger architectural element into smaller increments;

	<p>or</p> <p>3. Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development.</p> <p>Additionally, the Administrator may require increased setbacks at the side or rear of a building in order to reduce the bulk and scale of larger buildings and/or so that sunlight reaches adjacent and/or abutting yards.</p> <p><i>Staff Comment: Buildings incorporate variegated pitched roofs and buildings adjacent to the north property line contain sloped shed roofs that open into the development in an effort to reduce building massing along the property's edge. Additionally, façades along the Sunset Blvd NE frontage are divided into smaller increments utilizing balconies, modulation, and canopies.</i></p>
<p>d. Service Element Location and Design:</p> <p>Intent: To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas.</p> <p>Guidelines: Service elements shall be concentrated and located so that impacts to pedestrians and other abutting uses are minimized. The impacts of service elements shall be mitigated with landscaping and an enclosure with fencing that is made of quality materials. Service areas not adjacent to streets, pathways, or pedestrian-oriented spaces are encouraged to implement vegetative screening in addition to or as part of service enclosures.</p>	
✓	<p>Standard: Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.</p> <p><i>Staff Comment: Each individual unit will be responsible for refuse and recycling within their garages. See FOF 22, Zoning Development Standard Compliance: Refuse and Recyclables.</i></p>
N/A	<p>Standard: In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors.</p> <p><i>Staff Comment: Not applicable. No refuse and recycling enclosure will be provided. See comment above.</i></p>
N/A	<p>Standard: Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three (3).</p> <p><i>Staff Comment: Not applicable. See comment above.</i></p>
N/A	<p>Standard: If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum 3 feet wide, shall be located on 3 sides of such facility.</p> <p><i>Staff Comment: Not applicable. See comment above.</i></p>
<p>2. PARKING AND VEHICULAR ACCESS:</p> <p>Intent: To provide safe, convenient access to the Urban Center and the Center Village; incorporate various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in</p>	

reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building façades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the district.

a. Surface Parking:

Intent: To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.

Guidelines: Surface parking shall be located and designed so as to reduce the visual impact of the parking area and associated vehicles. Large areas of surface parking shall also be designed to accommodate future infill development.

✓	<p>Standard: Parking shall be located so that no surface parking is located between:</p> <p>(a) A building and the front property line; and/or</p> <p>(b) A building and the side property line (when on a corner lot).</p> <p><i>Staff Comment:</i> Parking is provided within individual garages and a single surface parking space interior to the development. The space between the buildings and front property line are pedestrian oriented with no parking.</p>
✓	<p>Standard: Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.</p> <p><i>Staff Comment:</i> See comment above. The single surface parking space is shielded from via a combination of topography, landscaping and buildings.</p>

b. Structured Parking Garages:

Intent: To promote more efficient use of land needed for vehicle parking; encourage the use of structured parking; physically and visually integrate parking garages with other uses; and reduce the overall impact of parking garages.

Guidelines: Parking garages shall not dominate the streetscape; they shall be designed to be complementary with adjacent and abutting buildings. They shall be sited to complement, not subordinate, pedestrian entries. Similar forms, materials, and/or details to the primary building(s) should be used to enhance garages.

N/A	<p>Standard: Parking structures shall provide space for ground floor commercial uses along street frontages at a minimum of seventy five percent (75%) of the building frontage width.</p> <p><i>Staff Comment:</i> Not applicable.</p>
N/A	<p>Standard: The entire façade must feature a pedestrian-oriented façade. The Administrator of the Department of Community and Economic Development may approve parking structures that do not feature a pedestrian orientation in limited circumstances. If allowed, the structure shall be set back at least six feet (6') from the sidewalk and feature substantial landscaping. This landscaping shall include a combination of evergreen and deciduous trees, shrubs, and ground cover. This setback shall be increased to ten feet (10') when abutting a primary arterial and/or minor arterial.</p> <p><i>Staff Comment:</i> Not applicable.</p>
N/A	<p>Standard: Public facing façades shall be articulated by arches, lintels, masonry trim, or</p>

	<p>other architectural elements and/or materials.</p> <p><u>Staff Comment:</u> Not applicable.</p>
N/A	<p>Standard: The entry to the parking garage shall be located away from the primary street, to either the side or rear of the building.</p> <p><u>Staff Comment:</u> Not applicable.</p>
N/A	<p>Standard: Parking garages at grade shall include screening or be enclosed from view with treatment such as walls, decorative grilles, trellis with landscaping, or a combination of treatments.</p> <p><u>Staff Comment:</u> Not applicable.</p>
N/A	<p>Standard: The Administrator of the Department of Community and Economic Development or designee may allow a reduced setback where the applicant can successfully demonstrate that the landscaped area and/or other design treatment meets the intent of these standards and guidelines. Possible treatments to reduce the setback include landscaping components plus one or more of the following integrated with the architectural design of the building:</p> <ul style="list-style-type: none"> (a) Ornamental grillwork (other than vertical bars); (b) Decorative artwork; (c) Display windows; (d) Brick, tile, or stone; (e) Pre-cast decorative panels; (f) Vine-covered trellis; (g) Raised landscaping beds with decorative materials; or (h) Other treatments that meet the intent of this standard. <p><u>Staff Comment:</u> Not applicable.</p>
<p>c. Vehicular Access:</p> <p>Intent: To maintain a contiguous and uninterrupted sidewalk by minimizing, consolidating, and/or eliminating vehicular access off streets.</p> <p>Guidelines: Vehicular access to parking garages and parking lots shall not impede or interrupt pedestrian mobility. The impacts of curb cuts to pedestrian access on sidewalks shall be minimized.</p>	
✓	<p>Standard: Access to parking lots and garages shall be from alleys, when available. If not available, access shall occur at side streets.</p> <p><u>Staff Comment:</u> Access to each unit's private garage and the single surface parking stall would be from a private alley/woonerf. Buildings 1 and 2 are rear or alley loaded thereby providing a pedestrian focused front yard for the Sunset Blvd NE frontage.</p>
✓	<p>Standard: The number of driveways and curb cuts shall be minimized for vehicular access purposes, so that pedestrian circulation along the sidewalk is minimally impeded.</p> <p><u>Staff Comment:</u> The development contains one (1) curb cut for the private alley/woonerf.</p>

3. PEDESTRIAN ENVIRONMENT:

Intent: To enhance the urban character of development in the Urban Center and the Center Village by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.

a. Pedestrian Circulation:

Intent: To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.

Guidelines: The pedestrian environment shall be given priority and importance in the design of projects. Sidewalks and/or pathways shall be provided and shall provide safe access to buildings from parking areas. Providing pedestrian connections to abutting properties is an important aspect of connectivity and encourages pedestrian activity and shall be considered. Pathways shall be easily identifiable to pedestrians and drivers.

✓	<p>Standard: Permeable pavement pedestrian circulation features shall be used where feasible, consistent with the Surface Water Design Manual.</p> <p><u>Staff Comment:</u> Permeable pavement is provided along the edges of the alley, the plaza area between Building 3, Building 4, and the surface parking space.</p>
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b. Pedestrian Amenities:

Intent: To create attractive spaces that unify the building and street environments and are inviting and comfortable for pedestrians; and provide publicly accessible areas that function for a variety of activities, at all times of the year, and under typical seasonal weather conditions.

Guidelines: The pedestrian environment shall be given priority and importance in the design of projects. Amenities that encourage pedestrian use and enhance the pedestrian experience shall be included.

Compliant if condition of approval is met	<p>Standard: Architectural elements that incorporate plants, particularly at building entrances, in publicly accessible spaces and at façades along streets, shall be provided.</p> <p><u>Staff Comment:</u> Buildings 1 and 2 incorporate planters and landscaping in front yards between the building and street. Additionally, planters are provided in the private alley/woonerf between garages. However, there is a lack of planting at entrances for Buildings 3 and 4. Planters near entrances and/or garages for these buildings would enhance the aesthetic for their entries and the private alley/woonerf as a whole. Therefore, staff recommends as a condition of approval, the applicant submit a revised landscape plan with the construction permit application that provides additional planters where adequate space is available along Buildings 3 and 4. The revised landscape plan shall be reviewed and approved by the Current Planning Project Manager prior to construction permit approval.</p>
Compliant if condition of approval is met	<p>Standard: Amenities such as outdoor group seating, benches, transit shelters, fountains, and public art shall be provided.</p> <p>(a) Site furniture shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.</p> <p>(b) Site furniture and amenities shall not impede or block pedestrian access to</p>

	<p>public spaces or building entrances.</p> <p><i>Staff Comment: The applicant has provided a bench and picnic table in the common open space area to enhance community awareness and promote interaction among residents and the surrounding neighborhood. These features do not impede or block pedestrian access to active spaces or building entrances. See FOF 24 for condition of approval regarding durability and weather resistance.</i></p>
4. RECREATION AREAS AND COMMON OPEN SPACE: <p>Intent: To ensure that areas for both passive and active recreation are available to residents, workers, and visitors and that these areas are of sufficient size for the intended activity and in convenient locations. To create usable and inviting open space that is accessible to the public; and to promote pedestrian activity on streets particularly at street corners.</p> <p>Guidelines: Developments located at street intersections should provide pedestrian-oriented space at the street corner to emphasize pedestrian activity (illustration below). Recreation and common open space areas are integral aspects of quality development that encourage pedestrians and users. These areas shall be provided in an amount that is adequate to be functional and usable; they shall also be landscaped and located so that they are appealing to users and pedestrians.</p>	
<p>Compliant if condition of approval is met</p>	<p>Standard: All attached housing developments shall provide at least one hundred fifty (150) square feet of private usable space per unit.</p> <ol style="list-style-type: none"> At least one hundred (100) square feet of the private space shall abut each unit. Private space may include porches, balconies, yards, and decks. <p><i>Staff Comment: All units appear to contain balconies and units in Buildings 1 and 2 contain porches and front yards; however, compliance for the minimum 100 square feet could not be determined with the current plans. Therefore, staff recommends as a condition of approval, that the applicant submit revised floor plans and site plans that provide specific calculations and dimensions of the requirement private usable abutting open space that is compliant with the 100 square foot minimum area per lot. The revised plans shall be submitted with the building permit application to be reviewed and approved by the Current Planning Project Manager prior to building permit approval.</i></p>
5. BUILDING ARCHITECTURAL DESIGN: <p>Intent: To encourage building design that is unique and urban in character, comfortable on a human scale, and uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.</p>	
<p>a. Building Character and Massing:</p> <p>Intent: To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting.</p> <p>Guidelines: Building façades shall be modulated and/or articulated to reduce the apparent size of buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.</p>	
<p>Compliant if condition of approval is</p>	<p>Standard: All building façades shall include modulation or articulation at intervals of no more than twenty feet (20').</p>

met	<i>Staff Comment: Units A and B within Buildings 1 and 2 provide a number of articulations and modulations along the Sunset Blvd NE frontage. Glazing, steel awnings, contrasting Hardie panels, aluminum panels, stained cedar, concrete stoops, and glazed entry doors create visual interest and assist in reducing the bulk and apparent size of the 3-story structures. However the unattached side elevations of both Units A and B contain blank walls without articulation or material variation for more than 20 feet. Therefore, staff recommends as a condition of approval, that the applicant submit revised elevation plans for the unattached elevations for Unit Types A and B that provide additional articulation and/or modulation that comply with the 20-foot maximum interval requirement. The revised elevation plans shall be submitted with the building permit application to be reviewed and approved by the Current Planning Project Manager prior to building permit approval.</i>
✓	<p>Standard: Modulations shall be a minimum of two feet (2') in depth and four feet (4') in width.</p> <p><i>Staff Comment: All buildings contain modulations meeting the minimum requirements. Buildings 1 and 2 along the Sunset Blvd NE frontage contain the majority of the modulations with the exterior wall, planter, balconies, and shared wall extensions. Building 3 and 4 along the private alley/woonerf provide modulations as the entries, balconies, and Unit D's planter box.</i></p>
N/A	<p>Standard: Buildings greater than one hundred sixty feet (160') in length shall provide a variety of modulations and articulations to reduce the apparent bulk and scale of the façade; or provide an additional special feature such as a clock tower, courtyard, fountain, or public gathering area.</p> <p><i>Staff Comment: Not applicable. Building 4 contains the longest façade at approximately 118-feet.</i></p>
<p>b. Ground-Level Details:</p> <p>Intent: To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest.</p> <p>Guidelines: The use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged. The primary building entrance should be made visibly prominent by incorporating architectural features such as a façade overhang, trellis, large entry doors, and/or ornamental lighting (illustration below). Detail features should also be used, to include things such as decorative entry paving, street furniture (benches, etc.), and/or public art.</p>	
Compliant if condition of approval is met	<p>Standard: Human-scaled elements such as a lighting fixture, trellis, or other landscape feature shall be provided along the façade's ground floor.</p> <p><i>Staff Comment: The applicant has provided ornamental lighting fixtures for each unit and landscape features such as planters and living walls to promote vertical plants and vines. See FOF 28, Design District Review: Pedestrian Amenities for conditions of approval regarding additional planters and FOF 24, PUD Decision Criteria Analysis: Building and Site Design for conditions of approval regarding lighting plan submittal.</i></p>
Compliant with guidelines	<p>Standard: On any façade visible to the public, transparent windows and/or doors are required to comprise at least 50 percent of the portion of the ground floor façade that is between 4 feet and 8 feet above ground (as measured on the true elevation).</p> <p><i>Staff Comment: The ground floor for each unit along Sunset Blvd NE is mainly utilized</i></p>

	<i>for private garages. The front entry for these units is elevated via stoops up to 10-feet above ground. Ground level articulation includes some glazing, planters, and material variation that provide visual interest and front entry prominence. The front doors are glazed on all units and windows on the first and second floor on Unit A and the second floor on Unit B would exceed the 50 percent minimum.</i>
✓	<p>Standard: Upper portions of building façades shall have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be 50 percent.</p> <p><u>Staff Comment:</u> Upper portions contain clear windows.</p>
N/A	<p>Standard: Display windows shall be designed for frequent change of merchandise, rather than permanent displays.</p> <p><u>Staff Comments:</u> Not applicable.</p>
✓	<p>Standard: Where windows or storefronts occur, they must principally contain clear glazing.</p> <p><u>Staff Comment:</u> Windows contain clear glazing.</p>
✓	<p>Standard: Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.</p> <p><u>Staff Comment:</u> No tinted, dark or reflective glazing is proposed.</p>
Compliant if condition of approval is met	<p>Standard: Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building façades and retaining walls) is considered a blank wall if:</p> <ul style="list-style-type: none"> (a) It is a ground floor wall or portion of a ground floor wall over 6 feet in height, has a horizontal length greater than 15 feet, and does not include a window, door, building modulation or other architectural detailing; or (e) Any portion of a ground floor wall has a surface area of 400 square feet or greater and does not include a window, door, building modulation or other architectural detailing. <p><u>Staff Comment:</u> See FOF 28, Design District Review: Building Character and Massing for recommended condition of approval related to the treatment of blank walls.</p>
Compliant if condition of approval is met	<p>Standard: If blank walls are required or unavoidable, blank walls shall be treated with one or more of the following:</p> <ul style="list-style-type: none"> (a) A planting bed at least five feet in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall; (b) Trellis or other vine supports with evergreen climbing vines; (c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard; (d) Artwork, such as bas-relief sculpture, mural, or similar; or (e) Seating area with special paving and seasonal planting. <p><u>Staff Comment:</u> See comment above.</p>
c. Building Materials:	

Intent: To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood.

Guidelines: Building materials are an important and integral part of the architectural design of a building that is attractive and of high quality. Material variation shall be used to create visual appeal and eliminate monotony of façades. This shall occur on all façades in a consistent manner. High quality materials shall be used. If materials like concrete or block walls are used they shall be enhanced to create variation and enhance their visual appeal.

✓	<p>Standard: All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality.</p> <p><u>Staff Comment:</u> The elevation plans detail consistent use and scheme of high quality Hardie panel, aluminum panel, stained cedar, and blackened steel.</p>
✓	<p>Standard: All buildings shall use material variations such as colors, brick or metal banding, patterns or textural changes.</p> <p><u>Staff Comment:</u> See comment above.</p>
Compliant if condition of approval is met	<p>Standard: Materials shall be durable, high quality, and consistent with more traditional urban development, such as brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass and cast-in-place concrete.</p> <p><u>Staff Comment:</u> In order to ensure that quality materials are used staff recommends the applicant submit a materials board with the building permit application for review and approval by the Current Planning Project Manager prior to building permit approval. See discussion in FOF 28: Design District 'B' Review.</p>
Compliant if condition of approval is met	<p>Standard: If concrete is used, walls shall be enhanced by techniques such as texturing, reveals, and/or coloring with a concrete coating or admixture.</p> <p><u>Staff Comment:</u> The applicant proposed concrete planters along the Sunset Blvd NE façade of Buildings 1 and 2. The planters appear to be cast in place concrete however no enhancement is identified. Therefore staff recommends as a condition of approval the applicant submit revised elevation plans with the building permit application that provide detail of proposed enhancement techniques for the cast-in-place planters on Buildings 1 and 2. The revised plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.</p>
N/A	<p>Standard: If concrete block walls are used, they shall be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or shall incorporate other masonry materials.</p> <p><u>Staff Comment:</u> Not applicable.</p>

29. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, provided all conditions of approval are met.

Compliant if condition of approval is met	<p>Geologically Hazardous Areas: Based upon the results of a geotechnical report and/or independent review, conditions of approval for developments may include buffers and/or setbacks from buffers. A standard 15-foot building setback is required for all structures from Protected Slope areas.</p>
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	<p>A 50-foot buffer and 15-foot building setback are required from Very High Landslide Hazard Areas.</p> <p><u>Staff Comment:</u> The subject property has been identified as an Erosion Hazard and Landslide Area by City of Renton GIS, based on the much of the site slopes exceeding 15%. A protected slope exists along the western margin of the site. According to the geotechnical report and the results of the soil exploratory test pits, past fill activity spans much of the site, typically extending to 4 ½ feet below existing grade.</p> <p>A protected slope is defined as a hillside, or portion thereof, with an average slope, as identified in the City of Renton Steep Slope Atlas or in a method approved by the City, of forty percent (40%) or greater grade and having a minimum vertical rise of fifteen feet (15'). The engineer identified a 5,485 square foot area of the subject property as protected slopes. The applicant is proposing to encroach into approximately 2,025 square feet of the protected slope necessitating an alteration to the critical areas created as a result of the private gravel U-shaped road installation created over the past several decades. The applicant is proposing to remove the existing fill comprised of silty sand, logs, woody debris and general refuse up to 4 ½ feet below grade from the top of the protected slope and re-graded to less than 15 feet in vertical rise so that relief of the protected slope would be less than 15 feet high (Exhibit 13). Therefore, staff is recommending a mitigation measure that would require the applicant to formally apply for a Critical Area Variance, from RMC 4-3-050, Critical Areas Regulations in order to encroach into the protected critical slope or apply for a modification to alter the geologically hazardous critical area in accordance with RMC 4-3-050J, prior to civil construction permit approval.</p> <p>The Geotechnical Report, recommends that no permanent slopes be steeper than 2H:1V and all permanent cut slopes and fill slopes should be adequately inclined to reduce long-term raveling, sloughing, and erosion. The use of flatter slopes (such as 2½H:1V) would further reduce long-term erosion and facilitate revegetation.</p> <p>The 2015 geotechnical report included specific recommendations for: site preparation, spread footings, slab-on-grade floors, asphalt pavement, and structural fill. The Environmental Review Committee (ERC) issued a DNS-M that included a mitigation measure that the applicant must comply with the recommendations found in the Geotechnical Engineering Report completed by E3RA, Inc. (dated April 16, 2015) or updated report submitted at a later date. The ERC also included a mitigation measure requiring the applicant to apply for a Critical Area Variance, from RMC 4-3-050, Critical Areas Regulations, in order to encroach into the protected critical slope or apply for a modification to alter the geologically hazardous critical area in accordance with RMC 4-3-050J, prior to civil construction permit approval. Staff has added these mitigation measures to the recommended conditions of approval.</p>
N/A	<p>Streams: The following buffer requirements are applicable to streams in accordance with RMC 4-3-050G.2: Type F streams require a 115-foot buffer, Type Np streams require a 75-foot buffer, and Type Ns streams require a 50-foot buffer. An additional 15-foot building setback is required from the edge of all stream buffer areas.</p> <p><u>Staff Comment:</u> No streams are located onsite or within 200 feet of the subject site.</p>
N/A	<p>Wellhead Protection Areas:</p> <p><u>Staff Comment:</u> The site is located outside of the Wellhead Protection Areas.</p>
N/A	<p>Wetlands: The following buffer requirements are applicable to wetlands in</p>

accordance with RMC 4-3-050G.2:					
Wetland Category	Buffer Width				Structure Setback beyond buffer
	High Habitat Function (8-9 points)	Moderate Habitat Function (5-7 points)	Low Habitat Function (3-4 points)	All Other Scores	15 ft.
Category I – Bogs & Natural Heritage Wetlands	200 ft.				
Category I – All Others	200 ft.	150 ft.	115 ft.	115 ft.	
Category II	175 ft.	150 ft.	100 ft.	n/a	
Category III	125 ft.	100 ft.	75 ft.	n/a	
Category IV	50 ft.			n/a	
<u>Staff Comment:</u> No wetlands are located onsite or within 200 feet of the subject site.					

I. CONCLUSIONS:

1. The subject site is located in the Residential High Density (RHD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 5 and FOF 21.
2. The subject site is located in the Residential Multi-Family (RMF) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 6 and FOF 22.
3. The proposed Planned Urban Development (PUD) and Preliminary Plat comply with the PUD applicability standards provided the applicant complies with City Code and conditions of approval, see FOF 23.
4. The proposed PUD and Preliminary Plat comply with the PUD decision criteria provided the applicant complies with City Code and conditions of approval, see FOF 24.
5. There are adequate infrastructure, public services and facilities to accommodate the proposed plat, see FOF 25.
6. The proposed PUD and Preliminary Plat comply with PUD development standards provided the applicant complies with City Code and conditions of approval, see FOF 26.
7. The proposed Preliminary Plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions of approval are met, see FOF 27.
8. The proposed PUD and Preliminary Plat comply with Urban Design District 'B' overlay regulations provided the applicant complies with City Code and conditions of approval, see FOF 28.

9. The proposed PUD and Preliminary Plat comply with the Critical Areas Regulations provided the applicant complies with City Code and conditions of approval, see FOF 29.
10. The proposed plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 24.
11. There are safe walking routes to the school bus stop, see FOF 25.
12. Key features, which are integral to this project, include the use of a woonerf style private alley to serve the subdivision. The woonerf is intended to be a shared pedestrian and vehicle space that is differentiated from a typical alley or street with aesthetic enhancements such as paving variations, planters, decorative lighting, and signage. Additionally, the common open space area on the northwest portion of the property provides active and passive recreation opportunities for future residents and shall be completed prior to any occupancy permit for the development.

J. RECOMMENDATION:

Staff recommends approval of the Sunset's Edge Townhomes Planned Urban Development and Preliminary Plat, File No. LUA16-000864, as depicted in Exhibit 19, subject to the following conditions:

1. The applicant shall comply with the mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated February 27, 2017.
2. The applicant shall submit revised elevation plans with the building permit application that verifies compliance with the 32-foot maximum wall plate height for each building. The revised elevation plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.
3. The applicant shall submit a detailed landscape plan that provides the species, quantity, planting notes, and plant spacing that meets the intent of the required visual barriers identified in the landscape code. The plan shall be reviewed and approved by the Current Planning Project Manager prior to building and/or construction permit approval.
4. The applicant shall submit revised plans with the building permit application that identifies the location of bicycle parking meeting the standards of RMC 4-4-080F.11. The revised plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.
5. The applicant shall submit a revised floor plan with the building permit application that identifies adequate space within the garage for refuse and recycling bins that meet the requirements of the City's contracted garbage and recycling hauler. The floor plan shall be reviewed and approved by the Current Planning Project Manager prior to building and permit approval.
6. The applicant shall provide a revised architectural site plan identifying the location of the designated refuse and recycling area or pad(s) where trash cans can be safely and efficiently placed on trash collection day. The architectural site plan shall be reviewed and approved by the Current Planning Project Manager prior to building and permit approval.
7. The applicant shall submit revised grading plan that identifies the top of wall and bottom of wall elevations verifying walls comply with the 6-foot height limitation. Additionally, the plans shall contain a cut-sheet of wall materials that are to be composed of brick, rock, textured or patterned concrete, or other material approved by the Current Planning Project Manager. The revised grading plan shall be submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager prior to construction permit approval.
8. The applicant shall submit cut sheets with the landscape plan for the proposed play structure (or other active recreation structure approved by the Current Planning Project Manager), picnic table, and bench. These amenities shall be durable and appropriate for northwest climate. The cut sheets shall be

submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager.

9. The programmed recreation areas (lawn, play area, seating, and pathways) shall be constructed prior to Certificate of Occupancy of the first building.
10. The applicant shall submit a sample of the paver material to be used within the private alley with the construction permit application. The paver material shall have a contrasting color compared with the asphalt surface and be comprised of brick or stone (or similar material as approved by the Current Planning Project Manager), and shall be reviewed and approved by the Current Planning Project Manager prior to construction permit approval.
11. The applicant shall submit cut sheets with the construction permit application for the planter boxes in the private alley. Additional planter boxes, benches, and/or specific lighting may be required depending on space constraints within the alley in order to more fully activate the plaza area. The cut sheets shall be a component of the detailed landscape plan submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager.
12. The applicant shall submit a sign package as a component of the private alley/woonerf that compliments the overall development with addresses, building numbers, and wayfinding. The sign package shall be submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager prior to construction permit approval.
13. The applicant shall submit a materials board with the building permit application for review and approval by the Current Planning Project Manager prior to building permit approval.
14. The applicant shall submit a lighting plan that includes a photometric calculation of average footcandles that adequately provides for public safety without casting excessive glare on adjacent properties. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement. Cut sheets of decorative sconces and other pedestrian level lighting shall be provided with the plan that compliments the woonerf, common open space, and new residences. The lighting plan shall be submitted with the construction permit application to be reviewed and approved by the Current Planning Project Manager prior to construction permit approval.
15. The applicant shall establish a Homeowners Association (HOA) for the development that would be responsible for all common improvements within Tract A. All common facilities, not dedicated to the City, shall be permanently maintained by the PUD HOA. The Covenants, Conditions, and Restrictions (CC&Rs) shall provide that if the HOA fails to properly maintain the common facilities and integral elements of the City may do so at the expense of the association. The CC&Rs shall also provide that the provisions pertaining to the obligation to maintain common areas shall not be amended without approval of the City of Renton. The applicant shall provide draft CC&Rs and HOA incorporation documents for review and approval by the Current Planning Project Manager prior to issuance of any occupancy permit.
16. The applicant shall submit revised elevations with the building permit application that clearly identifies compliance with the minimum 4-1/2-foot wide dimension of the required weather protection. The revised plan shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.
17. The applicant shall submit a revised landscape plan with the construction permit application that provides additional planters where adequate space is available along Buildings 3 and 4. The revised landscape plan shall be reviewed and approved by the Current Planning Project Manager prior to construction permit approval.
18. The applicant shall submit revised floor plans and site plans that provide specific calculations and dimensions of the required private usable abutting open space that is compliant with the 100

square foot minimum area per lot. The revised plans shall be submitted with the building permit application to be reviewed and approved by the Current Planning Project Manager prior to building permit approval.

19. The applicant shall submit revised elevation plans for the unattached elevations for Unit Types A and B that provide additional articulation and/or modulation that comply with the 20-foot maximum interval requirement. The revised elevation plans shall be submitted with the building permit application to be reviewed and approved by the Current Planning Project Manager prior to building permit approval.
20. The applicant shall submit revised elevation plans with the building permit application that provide detail of proposed enhancement techniques for the cast-in-place planters on Buildings 1 and 2. The revised plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.